

# Bernard Skinner



61 Winchcomb Gardens, Eltham, SE9 6NU

Guide Price £525,000 - £550,000

- Extended three bedroom semi
- Very spacious throughout
- Versatile accommodation
- In current household for 60 years

Extended to side and rear, this sizeable three bedroom semi-detached property has versatile accommodation which could be altered to four bedrooms to the first floor. The original property was built of Laings Easiform concrete construction, the extensions are brick built, the property has sizeable accommodation throughout and is offered with no onward chain. With two reception rooms and three bathroom/shower rooms and a main bedroom measuring 16' x 11' 11", this, we feel is a spacious family home allowing in the price the somewhat dated fixtures and fittings. With paved frontage providing the opportunity for off street parking subject to consent and wider plot, the property overlooks a green. Situated within a few hundred yards of St. Thomas More RC and Henwick primary schools, Kidbrooke station is around 0.7 miles away, well served by bus routes on Rochester Way. Why not take a look, we hold keys.





## Property Description

### ENTRANCE HALL

Upvc part glazed front door, meter cupboard, understairs cupboard, radiator, laminate flooring.

### LOUNGE

15' 9" into bay x 11' 10" into recess (4.8m x 3.61m)  
Double glazed bay window to front, built in cupboards to recess, radiator, fitted carpet.

### KITCHEN/DINER

14' 5" x 11' 11" at widest point (4.39m x 3.63m) Double glazed windows and part glazed door to rear, fitted wall and base units, built in oven, hob and hood, high splash backs, space for washing machine and fridge freezer, radiator, tiled flooring.

### RECEPTION ROOM

19' 6" x 16' (5.94m x 4.88m) Double glazed window to front and French doors to garden, 3 radiators, fitted carpet.

### LOBBY

7' 4" x 5' 8" (2.24m x 1.73m) Storage cupboard, laminate flooring.

### WETROOM

7' 7" x 4' 10" (2.31m x 1.47m) Double glazed window to rear, fully tiled walls and flooring, shower unit, w.c., wash basin, radiator, wall mounted boiler.

### FIRST FLOOR

### LANDING

Loft access, fitted carpet.







#### BEDROOM 1

16' into recess x 11' 11" (4.88m x 3.63m) Double glazed window to front, radiator, fitted carpet.

#### BEDROOM 2

15' plus recess x 9' 2" (4.57m x 2.79m) Double glazed windows to front, radiator, fitted carpet.

#### BEDROOM 3

10' 9" x 9' 3" (3.28m x 2.82m) Double glazed window to rear, radiator, fitted carpet.

#### BATHROOM

16' at longest point x 7' 3" (4.88m x 2.21m) Double glazed windows to rear, suite comprising corner bath with mixer tap, shower unit, w.c., wash basin with storage, sauna, part tiled walls, vinyl flooring, heated towel rail.



#### SHOWER ROOM

8' 5" x 4' 6" (2.57m x 1.37m) Double glazed window to rear, double shower tray, w.c., wash basin, fully tiled walls, tiled flooring, heated towel rail.

#### GARDEN

Irregular shape measuring 49ft in width x 24ft in depth at widest points, mainly laid to lawn, patio areas, outside tap and light, two brick built sheds both with power one measures 12' x 8' 2" the other 10' 9" x 7' 8" narrowing to 3' 3".

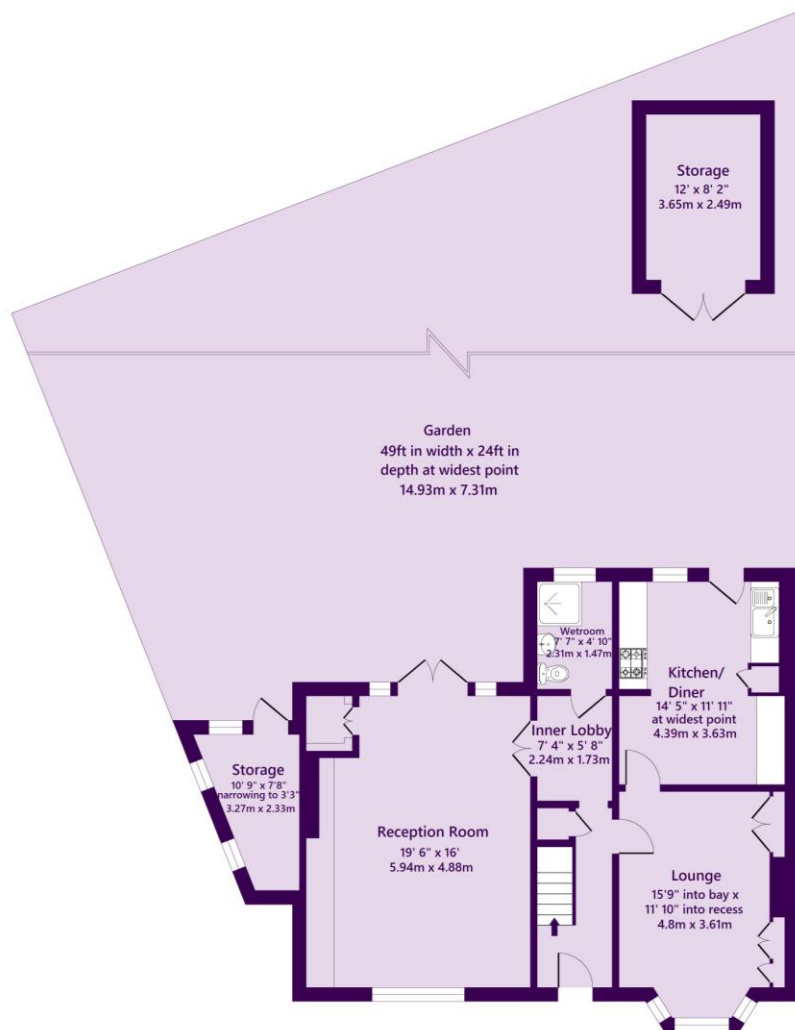


Front garden: Raised flower beds

#### MATERIAL INFORMATION

Tenure: Freehold

Council tax band: D - £1,920.36



**Ground Floor**

## Winchcomb Gardens, SE9

Total area: Approx. 1742.2 sq. feet (161.8sq metres)



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Concrete construction: Laings Easiform

Highest broadband speed available: 1800 Mbps Download & 924 Mbps Upload with Community Fibre, Openreach and Virgin Media. Checked on [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Mobile indoor service - O2 and Vodafone show likely and EE and Three shows limited service for voice and for mobile data EE, O2 and Three show limited service whilst Vodafone shows likely service. Checked on [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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